

Summary Report

Hilltop Village Center
Telegraph Road & Beulah St - Alexandria, VA

WEINGARTEN REALTY
Real Estate for Everyday Retail

Longitude: -77.163058

Latitude: 38.742227

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,544	31,346	83,197	262,876
Average Household Income	\$144,828	\$129,581	\$120,563	\$121,196

Population				
2023 Population	7,785	32,268	85,618	270,605
2018 Population	7,544	31,346	83,197	262,876
2010 Population	7,054	29,799	79,811	250,983
2000 Population	6,193	27,056	70,191	218,066
Absolute Growth 2010 to 2018	6.95%	5.19%	4.24%	4.74%
Projected Growth 2018 to 2023	3.19%	2.94%	2.91%	2.94%

Race & Ethnicity				
% White	56.77%	53.63%	47.03%	45.40%
% Black	17.23%	17.18%	17.85%	17.66%
% Asian	13.12%	13.10%	14.37%	13.71%
% Other	4.85%	4.62%	4.53%	4.01%
% Hispanic	8.02%	11.46%	16.22%	19.21%

Income & Education				
Median Household Income	\$128,331	\$114,591	\$104,322	\$102,275
Average Household Income	\$144,828	\$129,581	\$120,563	\$121,196
% College Graduates	68.61%	67.12%	58.43%	56.28%

Age				
Median Age	42.1	39.9	39.6	39.2
% Age < 18	24.76%	24.89%	24.46%	24.59%
% Age 65 +	12.40%	12.11%	13.10%	13.07%

Households & Housing				
Households	2,985	12,267	31,070	95,529
Average Household Size	2.52	2.53	2.65	2.74
Median Housing Value	\$642,158	\$589,937	\$569,693	\$585,331
% Owner Occupied Housing	75.70%	65.08%	63.02%	63.22%
% Renter Occupied Housing	21.31%	31.12%	32.92%	33.02%
% Vacant Housing	2.99%	3.79%	4.05%	3.76%

Workplace & Workers				
Number of Businesses	157	1,113	3,238	6,250
Total Number of Employees (FTE)	2,834	18,260	57,928	107,002
% White Collar	84.79%	81.29%	73.10%	69.88%
% Blue Collar	15.21%	18.71%	26.90%	30.12%